

07/25/2000 TUE 14:07 FAX 808 623 9441

MILILANI GOLF CLUB

SPORTS SHINKO CO 002

JUL-24-2000 MON 06:12 PM CENTURY 21 RSC

FAX NO. 943 1668

P. 03

JUL-24-2000 MON 13:30 FAX 808 623 9441

MILILANI GOLF CLUB

003

The undersigned acknowledges receipt of:

☒ DROA
☐ Seller's Counter Offer

and agrees to sell/buy the above described Property on the terms and conditions set forth in the above receipted document(s), and as modified by this Counter Offer. Seller agrees to pay a commission per Section D of the DROA if the terms of this Counter Offer are accepted. This Counter Offer can be withdrawn at any time prior to delivery of a written acceptance to the undersigned's broker.

This Counter Offer shall expire at 5:00 AM/PM on July 25, 2000.
 expires 24th day of July 24, 2000 at 10:00 AM/PM.

Signature of Party Submitting Counter Offer
☐ Buyer or ☒ Seller

Signature of Party Submitting Counter Offer
☒ Buyer or ☐ Seller

ACCEPTANCE OF COUNTER OFFER: I/We accept this Counter Offer and agree to sell/buy the Property on the terms and conditions in the DROA, as modified by this Counter Offer and if applicable, Seller's Counter Offer; and acknowledge receipt of a copy of this Counter Offer.	
Signed this 24th day of JULY, 2000 at 6:20 AM/PM.	Signature of Party Accepting Counter Offer
<input checked="" type="checkbox"/> Buyer or <input type="checkbox"/> Seller	<input type="checkbox"/> Buyer or <input type="checkbox"/> Seller

If you wish to reject this Counter Offer, write "reject" across the acceptance language above and sign. If you wish to make a Counter Offer in response to Buyer's Counter Offer to Seller's Counter Offer, Seller must reject and Buyer to complete a new DROA form.

ACKNOWLEDGMENT OF ACCEPTANCE: The undersigned acknowledges receipt of a copy of the acceptance of this Counter Offer.

Date: _____ at _____ AM/PM

NOTE: THERE IS NO WARRANTY ON PLAIN LANGUAGE. An effort has been made to put this Agreement into plain language. But there is no promise that it is in plain language. In legal terms, THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, THAT THIS AGREEMENT COMPLIES WITH CHAPTER 487A OF THE HAWAII REVISED STATUTES, AS AMENDED. This means that the Hawaii Association of REALTORS® is not liable to any Seller, Buyer, or other person who uses this form for any damage or injury because of any violation of Chapter 487A. People are cautioned to see their own attorneys about Chapter 487A (and other laws that may apply).

BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE

Hawaii Association of REALTORS®

Page 2 of 2

168 1270

INITIATIVE BUYER STATEMENT FOR
SPORTS SHINKO (HAWAII) INC. 1051 KAHIMUNA RD
C/O 2065 SOUTH KING ST.
RM 307
HONOLULU, HAWAII 96826
C/O KEN UYEDA
ESCROW NO: 86-101-2909
RPT DATE : 10/24/86
PROPERTY :
THK (1) 9/5/1/007
ADDRESS 95-054 HOKUIWA ST.
#111
MILILANI, HAWAII 96789
ESCROW AGENT:

TITLE GUARANTY ESCROW SERVICES, INC.
235 QUEEN STREET
FIRST FLOOR
HONOLULU, HAWAII 96813
CONTRACT DATE : 10/ 1/86
ATTN KAREN WAKAMURA

DESCRIPTION	DEBITS/CHARGES	CREDITS
Sales/purchase price	133,000.00	
Initial deposit		2,500.00
R.P. taxes 10/27/86 to 1/1/87 @ \$417.78 /GMO	148.54	
Maintenance fee 10/27/86 to 1/1/87 @ \$120.12/LMO	256.25	
Association dues 10/27/86 to 11/1/86 @ \$10.00/LMO	1.33	
2 Months Assoc. Dues for Nov. & Dec. 1986	20.00	
Title insurance prem to Long & Malone, Ltd.	139.78	
Escrow fee to Title Guaranty Escrow	267.80	
Notary fee to Title Guaranty Escrow	8.00	
Transfer fee to Certified Management	40.00	
Record'g/Filing Fee	35.00	
Check for balance from buyer		131,416.70
TOTALS	133,916.70	133,916.70

NOTE: PRORATIONS TO BE ADJUSTED TO DATE OF RECORDATION.
NOTE: ATTORNEYS FEE TO CARLSMITH WICHMAN CASE MUKAI &
ICHIKI TO BE HANDLED OUTSIDE OF ESCROW.

*** Home Exemption Information ***

If you intend to reside on the property you have just purchased, you are allowed a Homeowners Exemption against your Real Property Taxes. Application should be made to the City and County Director of Finance before December 31st.

Hawaii Law requires that final payments to Escrow must be as follows:
(1) Hawaii clients must submit Cashier's Checks drawn on a Hawaii financial institution, (2) Out-of-state clients must wire funds to BANK OF HAWAII, MAIN BRANCH for credit to the account of TITLE GUARANTY ESCROW SERVICES, INC.: Account number 01-029630, regarding Escrow number 861012909. All other forms of payment will delay closing. Escrow must hold valid funds.

133,000.00+
148.54+
256.25+
1.33+
20.00+
139.78+
267.80+
8.00+
40.00+
35.00+
133,916.70+
2,500.00+
131,416.70+
133,916.70+

168 1271

FULL ASSESSMENT REPORT

TMK : 195-001-007-0011 NAME : GE SPORTS SHINKO CO LTD
 Prop Addr: 95054 HOKUIWA ST 054/111NAME :

>>> PROPERTY INFORMATION <<<

MLS#/Status: 2006717 / ACT Tax Record Status: ACTIVE
 Name : GRANTEE SPORTS SHINKO CO LTD
 Address : 95054 HOKUIWA ST
 Unit/Apt : 054/111
 MILILANI TOWN HI 96789
 Tax Payer: SPORTS SHINKO CO LTD Tenure : FEE SIMPLE
 Tax Addr : 95-176 KUAHELANI AVE Phone #:

MILILANI HI 96789
 User Remarks :
 Owner Occupied :
 Co Op : Company Flag :
 Lot Number : Government Flag :
 TCT Number : 290238 Block Num: Vacant Land :
 LCC : Public Rpt: 529 LC App : File Pln (REG):
 MLS Neighbrhd: MILILANI LC Condo Map : LC Map :
 MLS Region : CENTRAL County Nbhd: C384 RS Condo Map :
 Subdivision : KUAHELANI APT
 Building Name: KUAHELANI APTS
 Lot Sq Ft : Acres: .000 Bldg Sq Ft: 1,080

>>> TAXES AND ASSESSMENTS <<<

Assd Value (2000-2001)	Exempt Values	Taxes (1999-2000)
Land : \$52,800		\$
Buildings : \$76,000		\$677.99
Total : \$128,800		\$

Tax Penalty	Tax Interest	Tax Payments	Tax Balance
\$.00	\$.00	\$339.00	\$338.99

>> DEPT OF LAND UTILIZATION - EXACT ADDRESS UNKNOWN - POSSIBLE ADDRESS BELOW <<

Address : 95050 HOKUIWA ST
 Address : 95054 HOKUIWA ST
 Address : 95058 HOKUIWA ST
 Address : 95062 HOKUIWA ST
 Address : 95066 HOKUIWA ST
 Address : 95134 KUAHELANI AVE
 Address : 95138 KUAHELANI AVE
 Address : 95142 KUAHELANI AVE
 Address : 95146 KUAHELANI AVE
 Address : 95150 KUAHELANI AVE
 Address : 95154 KUAHELANI AVE
 Address : NOT AVAILABLE
 Address : NOT AVAILABLE

>>> DEPT OF LAND UTILIZATION DETAIL INFORMATION <<<

Address: 95050 HOKUIWA ST

168 1272

FULL ASSESSMENT REPORT

TMK : 195-001-007-0011 NAME : GE SPORTS SHINKO CO LTD
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 Tax Addr : 95-176 KUAHELANI AVE Phone #:

MILILANI HI 96789
 User Remarks :
 Owner Occupd : Company Flag : Govrnmnt Flag :
 Co Op : Vacant Land :
 Lot Number : Block Num: File Pln (REG):
 TCT Number : 290238 LC App : LC Map :
 LCC : Public Rpt: 529 LC Condo Map : RS Condo Map :
 MLS Neighbrhd: MILILANI County Nbhd: C384
 MLS Region : CENTRAL
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168 1273

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 C/O KEN UYEDA
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 #111
 HILILANI, HAWAII 96789
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168 1274

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BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE

HAWAII ASSOCIATION OF REALTORS®

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